

TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 1****General Data**

Property Type	:	Effectively Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	Wrapping the NE/C of Kingsland Boulevard and Cobia Drive, Houston ETJ, Harris County, TX 77494
Legal Description	:	5.325 acres being a portion of Unrestricted Reserve "A", Block 1, Springfield Section Five Subdivision, in the F. Hamilton Survey, Abstract No. 1262, Harris County, TX

Recording Data

Date of Sale	:	July 15, 2019
Grantor	:	KNA Springfield Venture
Grantee	:	Kingsland Park LP
Tax ID No.	:	121-481-001-0001
Recording No.	:	2019-303321

Property Data

Size (Ac.)	:	5.325
Size (SF)	:	231,957
Zoning	:	N/A
Frontage	:	Kingsland Blvd: 305 FF Cobia Dr: 308 FF
Utilities	:	All Available – Cimarron MUD
Flood Plain	:	None

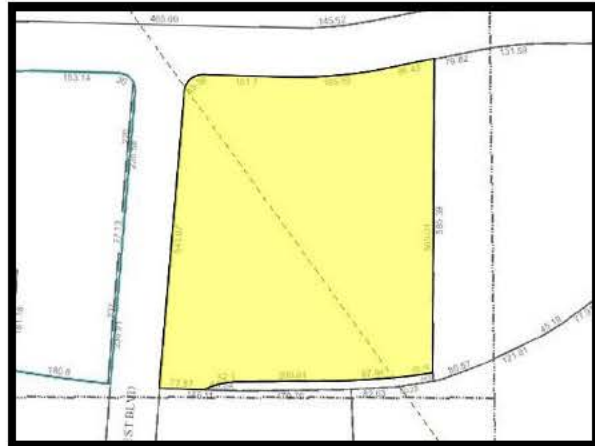
TRACTS A, B, & C LAND SALES COMPARABLES

TRACTS A, B, & C LAND COMPARABLE NO. 1
(Continued)

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's Length
Sales Price	:	\$2,783,536
Price/SF	:	\$12.00
Proposed Use	:	Multi-Family Development
Comments	:	The property was developed with a senior housing multi-family building.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 2****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	SE/C of Mercantile Parkway and Grand West Boulevard, Houston ETJ, Harris County, TX 77449
Legal Description	:	6.060 acres of land out of the H.T. & B.R.R. Survey, Block 3, Section 9, Abstract 421, Harris County, TX

Recording Data

Date of Sale	:	June 14, 2019
Grantor	:	Parkside NEC Grand Parkway/I-10, Ltd.
Grantee	:	EPR Karting, LLC
Tax ID No.	:	128-396-005-0004
Recording No.	:	RP-2019-253964

Property Data

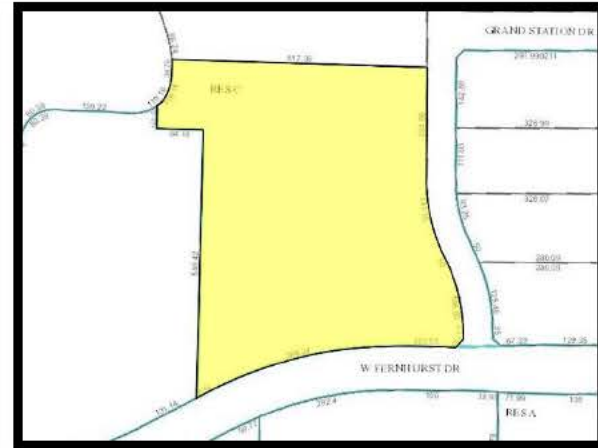
Size (Ac.)	:	6.060
Size (SF)	:	263,992
Zoning	:	N/A
Frontage	:	Grand West Boulevard: 543 FF Mercantile Parkway: 469 FF
Utilities	:	All Available – Harris County MUDs # 62 & 63
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 2
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,035,908
Price/SF	:	\$11.50
Proposed Use	:	Commercial Retail
Comments	:	The buyer developed an indoor karting and arcade venue. The property is within Harris County Improvement District No. 25.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 3****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	NW/C of West Fernhurst Drive and Western Centre Drive, Houston ETJ, Harris County, TX 77494
Legal Description	:	6.873 acres of land out of the C.P. Collins Survey, Abstract 1330, Harris County, TX

Recording Data

Date of Sale	:	May 15, 2019
Grantor	:	Grand Parkway/I-10 Associates, L.P.
Grantee	:	EMF Grand Parkway, LLC
Tax ID No.	:	134-616-010-0001
Recording No.	:	RP-2019-201543

Property Data

Size (Ac.)	:	6.873
Size (SF)	:	299,392
Zoning	:	N/A
Frontage	:	West Fernhurst Drive: 575 FF Western Centre Drive: 567 FF
Utilities	:	All Available – Cimarron MUD
Flood Plain	:	None known to affect property

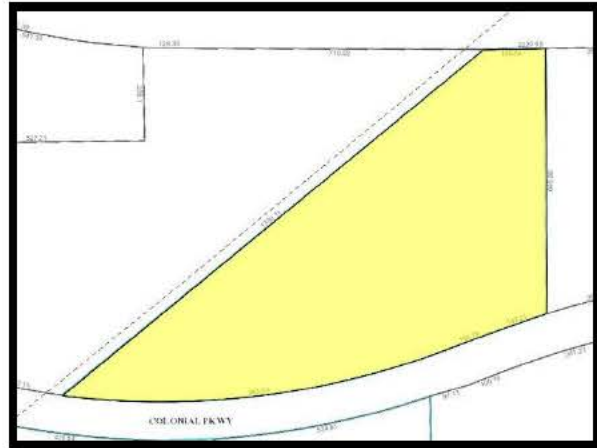
TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 3
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,293,312
Price/SF	:	\$11.00
Proposed Use	:	Multi-Family Development
Comments	:	The property was developed by Greystar with the 240-unit Encore Motif apartments.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 4****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	N/S of Colonial Parkway at the N terminus of Park West Green Drive, Harris County, TX 77493
Legal Description	:	11.639 acres situated in the Henry Huston Survey, Abstract 1679, Harris County, TX

Recording Data

Date of Sale	:	October 31, 2018
Grantor	:	Katy Promise Joint Venture
Grantee	:	Broadstone Colonial Alliance, LLC
Tax ID No.	:	048-216-000-0029; -0030
Recording No.	:	RP-2018-497242

Property Data

Size (Ac.)	:	11.639
Size (SF)	:	507,016
Zoning	:	N/A
Frontage	:	Colonial Parkway: 1,210 FF
Utilities	:	All Available – West Harris County MUD #5
Flood Plain	:	None known to affect property

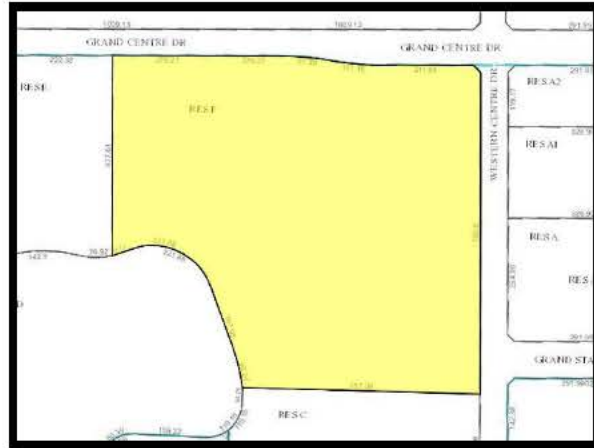
TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 4
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$4,309,636
Price/SF	:	\$8.50
Proposed Use	:	Multi-Family Development
Comments	:	The property was purchased for the development of a multi-family housing complex.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 5****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	SW/C of Western Centre Drive and Grand Centre Drive, Houston ETJ, Harris County, TX 77494
Legal Description	:	11.636 acres in all of Reserve F of Grand Crossing Replat No. 1, Harris County, TX

Recording Data

Date of Sale	:	October 02, 2018
Grantor	:	Grand Parkway/I-10 Associates, L.P.
Grantee	:	OH Grand Crossing, LP
Tax ID No.	:	134-616-010-0004
Recording No.	:	RP-2018-453109

Property Data

Size (Ac.)	:	11.636
Size (SF)	:	506,875
Zoning	:	N/A
Frontage	:	Grand Centre Drive: 759 FF Western Centre Drive: 704 FF
Utilities	:	All Available - Cimarron MUD
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 5
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$5,575,625
Price/SF	:	\$11.00
Proposed Use	:	Multi-Family Development
Comments	:	The buyer's intended use is development of the 329-unit Soneto on Western apartments.





Property Type	:	Vacant Land
City, County, State	:	Katy, Fort Bend County, TX
Location	:	NE/C of Interstate 10 and Pin Oak Road, Katy, Fort Bend County, TX 77494
Legal Description	:	29.440 acres in the Jesse Thompson Survey, Abstract 393, and the John McKnight Survey, Abstract 292, Fort Bend County, TX

Date of Sale	:	June 29, 2018
Grantor	:	Katy Village, LP
Grantee	:	American Furniture Warehouse, Co.
Tax ID No.	:	482849
Recording No.	:	2018.073041

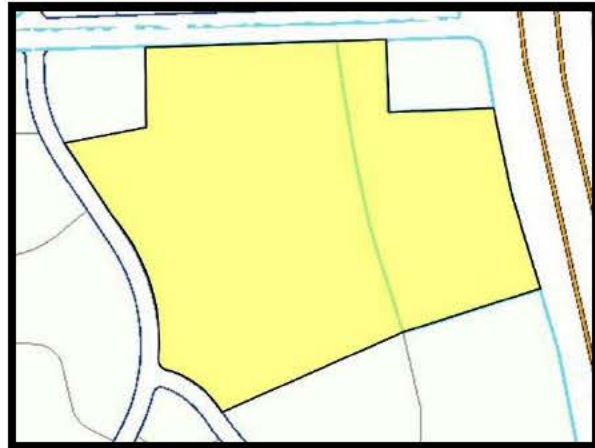
Size (Ac.)	:	29.440
Size (SF)	:	1,282,406
Zoning	:	C-2 - General Business District
Frontage	:	Interstate 10: 1,350 FF Pin Oak Road: 980 FF Pin Oak Court: 1,270 FF
Utilities	:	None
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 6
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$15,388,877
Price/SF	:	\$12.00
Proposed Use	:	Commercial Development
Comments	:	The property was sold for development of a distribution warehouse with a retail showroom. No public utilities were immediately available on the site at the time of sale. Approximately 5 acres were reserved for a CenterPoint facility. The buyer paid a premium for the interstate frontage for retail exposure. The buyer constructed a driveway from the I-10 frontage road and built Pin Oak Court to provide additional access on the north line of the property.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 7****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	Wraps the SW/C of Kingsland Boulevard and the Grand Parkway, Houston ETJ, Harris County, TX 77494
Legal Description	:	27.937 acres in the Frank Hamilton Survey, Abstract 1262, Harris County, TX

Recording Data

Date of Sale	:	March 02, 2018
Grantor	:	St. Luke's Health System Corporation
Grantee	:	OH SL, LP
Tax ID No.	:	140-663-001-0001 and 131-342-001-0002
Recording No.	:	RP-2018-91996 and -91997

Property Data

Size (Ac.)	:	27.937
Size (SF)	:	1,216,936
Zoning	:	N/A
Frontage	:	Kingsland Boulevard: 792 FF Grand Parkway: 615 FF
Utilities	:	All Available – Cimarron MUD
Flood Plain	:	None known to affect property

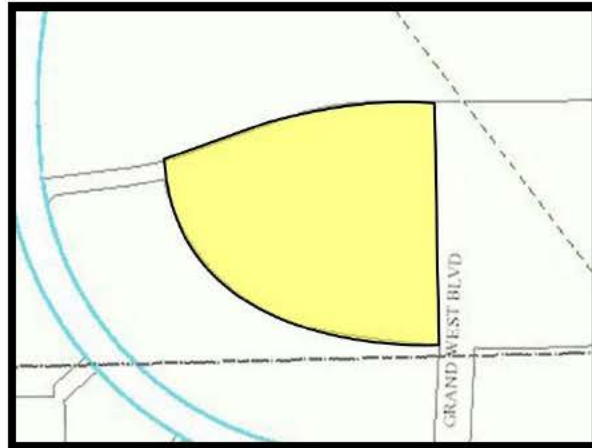
TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 7
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$12,170,000
Price/SF	:	\$10.00
Proposed Use	:	Multi-Family Development
Comments	:	The property sold for multi-family development with on-site detention.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 8****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	SWC of Mercantile Parkway and Grand West Boulevard, Houston ETJ, Harris County, TX 77449
Legal Description	:	6.904 acres in Block 3, Section 9, H.T. & B.R.R. Survey, Abstract 421, Harris County, TX

Recording Data

Date of Sale	:	January 11, 2018
Grantor	:	Parkside NEC Grand Parkway/I-10, LTD.
Grantee	:	Grand Ten West II, LP
Tax ID No.	:	140-513-002-0025, 140-513-002-0025, Multiple parcels
Recording No.	:	RP-2018-15832

Property Data

Size (Ac.)	:	6.904
Size (SF)	:	300,756
Zoning	:	N/A
Frontage	:	Mercantile Parkway: 740 FF Grand West Boulevard: 575 FF
Utilities	:	All Available – Harris County MUD # 63
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 8
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,909,828
Price/SF	:	\$13.00
Proposed Use	:	Commercial Mixed Use, Residential Condominium
Comments	:	The buyer developed retail, office, and residential condominiums on the site.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 9****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Fort Bend County, TX
Location	:	W/S of Grand Parkway, N of Bay Hill Boulevard, Houston ETJ, Fort Bend County, TX 77494
Legal Description	:	6.453 acres being Restricted Reserve A, in Block 1, of Carriage Landing Section 1, Fort Bend County, TX

Recording Data

Date of Sale	:	November 03, 2017
Grantor	:	Carriage Management, Inc.
Grantee	:	Katy Parkway Market, LLC
Tax ID No.	:	R330831, R500846, R492164, R500847
Recording No.	:	2017.122750

Property Data

Size (Ac.)	:	6.453
Size (SF)	:	281,095
Zoning	:	N/A
Frontage	:	Grand Parkway: 338 FF
Utilities	:	All Available - Harris-Fort Bend MUD # 5
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 9
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$6,184,090
Price/SF	:	\$22.00
Proposed Use	:	Retail
Comments	:	Two pad sites on facing the Grand Parkway were subdivided and sold out of this tract. A reciprocal access agreement provides vehicular and pedestrian access between the sites and to the remaining acreage in the rear of the property.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 10****General Data**

Property Type	:	Vacant Land
City, County, State	:	Katy, Fort Bend County, TX
Location	:	Wraps the NE/C of Buc-ee's Boulevard and the IH-10, Katy, Fort Bend County, TX 77494
Legal Description	:	11.810 acres out of Restricted Reserve N, West Ten Business Park Commercial Reserves "N" & "O" Subdivision, Thomas Cresop Survey, Abstract No. 369, Fort Bend County, TX

Recording Data

Date of Sale	:	September 20, 2017
Grantor	:	Parkside-Stratford/I-10, LTD
Grantee	:	Retail Rental Fund 1, LTD
Tax ID No.	:	R469450; R511874
Recording No.	:	2017.103411

Property Data

Size (Ac.)	:	11.810
Size (SF)	:	514,444
Zoning	:	None
Frontage	:	IH-10: 880 FF Buc-ee's Boulevard: 900 FF Interstate Highway 10: 620 FF
Utilities	:	All Available – Katy West MUD
Flood Plain	:	10% in the 500-year floodplain

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 10
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's Length
Sales Price	:	\$5,026,118
Price/SF	:	\$9.77
Proposed Use	:	Commercial Retail
Comments	:	The property sold for commercial retail development. The site is partially located within the 500-year floodplain and has access to all utilities.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 11****General Data**

Property Type	:	Vacant Land
City, County, State	:	Katy, Harris County, TX
Location	:	NW/C of Grand West Boulevard and Grand Circle Boulevard and SE/C of Mercantile Parkway and Grand Circle Boulevard, and, Katy, Harris County, TX 77479
Legal Description	:	7.427 acres in Block 3, Section 9, H.T. & B.R.R. Survey, Abstract 421, Harris County, TX

Recording Data

Date of Sale	:	July 26, 2017
Grantor	:	Parkside NEC Grand Parkway/ I-10, Ltd.
Grantee	:	A-S 142 Shops at Katy Grand, L.P.
Tax ID No.	:	128-396-001-0006
Recording No.	:	RP-2017-334509

Property Data

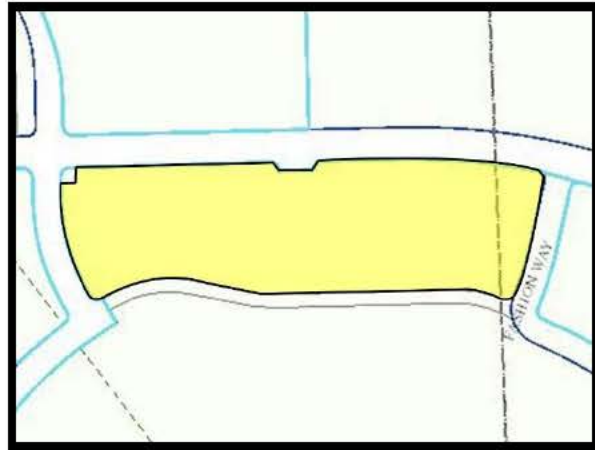
Size (Ac.)	:	7.427
Size (SF)	:	323,529
Zoning	:	N/A
Frontage	:	Grand Circle Boulevard: 782 FF Grand West Boulevard: 269 FF Mercantile Parkway: 268 FF
Utilities	:	All Available – Harris County MUD # 63
Flood Plain	:	None known to affect Property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 11
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$4,852,935
Price/SF	:	\$15.00
Proposed Use	:	Commercial Retail
Comments	:	The buyer, NewQuest properties, developed the site with two retail centers and ground-leased the remaining portion of the tract to a golf entertainment facility.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 12****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	SE/C of Colonial Parkway and Partnership Way; Bound by Colonial Parkway, Partnership Way, Grand Circle Boulevard, and Westside Way, Houston ETJ, Harris County, TX 77449
Legal Description	:	11.272 acres in Block 3, Section 9, H.T. & B.R.R. Survey, Abstract 421, Harris County, TX

Recording Data

Date of Sale	:	June 23, 2017
Grantor	:	Parkside NEC Grand Parkway/ I-10, Ltd.
Grantee	:	Gross Land I-A, LP
Tax ID No.	:	128-396-001-0005
Recording No.	:	RP-2017-279299

Property Data

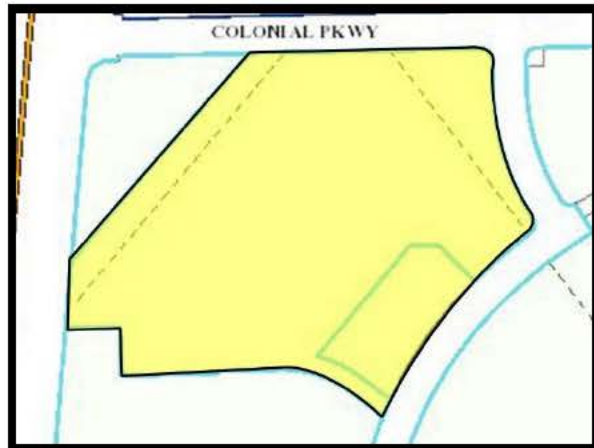
Size (Ac.)	:	11.272
Size (SF)	:	491,004
Zoning	:	N/A
Frontage	:	Colonial Parkway: 1,338 FF Partnership Way: 343 FF Fashion Way: 340 FF Grand Circle Boulevard: 1,220 FF
Utilities	:	All Available – Harris County MUD #62
Flood Plain	:	None known to affect property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 12
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$5,401,044
Price/SF	:	\$11.00
Proposed Use	:	Multi-Family Development
Comments	:	The broker confirmed the sale to Gross Land, I-A, L.P., for \$11/SF, initially planning a multifamily development on the site.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 13****General Data**

Property Type	:	Effectively Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	NW/C of Grand Circle Boulevard and Partnership Way, SE/C of Colonial Parkway and Partnership Way, Wrapping the SE/C of Grand Parkway and Colonial Parkway, Houston ETJ, Harris County, TX 77449
Legal Description	:	15.592 acres being Unrestricted Reserve A, Block 1, Westside Mall Sec. 1 Partial Replat No. 1 Subdivision, Block 3, Section 9, H.T. & B. R.R. Survey, Abstract 421, Harris County, TX

Recording Data

Date of Sale	:	October 12, 2016
Grantor	:	Parkside NEC Grand Parkway/I-10, Ltd.
Grantee	:	Grand Ten West, LP
Tax ID No.	:	121-388-001-0001, multiple parcels
Recording No.	:	RP-2016-461394

Property Data

Size (Ac.)	:	15.592
Size (SF)	:	679,177
Zoning	:	N/A
Frontage	:	Grand Circle Boulevard: 600 FF Colonial Parkway: 588 FF Partnership Way: 448 FF Grand Parkway: 164 FF
Utilities	:	All Available – Harris County MUD #62 & 63
Flood Plain	:	None known to affect the property

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 13
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$6,112,593
Price/SF	:	\$9.00
Proposed Use	:	Commercial Retail
Comments	:	The property was purchased for a grocery anchored shopping center development, known as Katy Asian Town. There is visibility from, but no access to the Grand Parkway.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 14****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston, Harris County, TX
Location	:	NE/C of Merchants Way and Primewest Parkway, Houston, Harris County, TX 77449
Legal Description	:	4.340 Reserve "A", Block 1, Mason Creek Corporate Subdivision Section 5, out of the W.C.R.R. Co. Survey, Abstract 985, Harris County, TX

Recording Data

Date of Sale	:	May 27, 2016
Grantor	:	Mason Paradigm, LP
Grantee	:	Ethanisky Ventures, LLC
Tax ID No.	:	135-385-001-0001
Recording No.	:	RP-2016-230484

Property Data

Size (Ac.)	:	4.340
Size (SF)	:	189,050
Zoning	:	N/A
Frontage	:	Merchants Way: 480 FF Primewest Parkway: 400 FF
Utilities	:	All Available - City of Houston
Flood Plain	:	None known to affect property

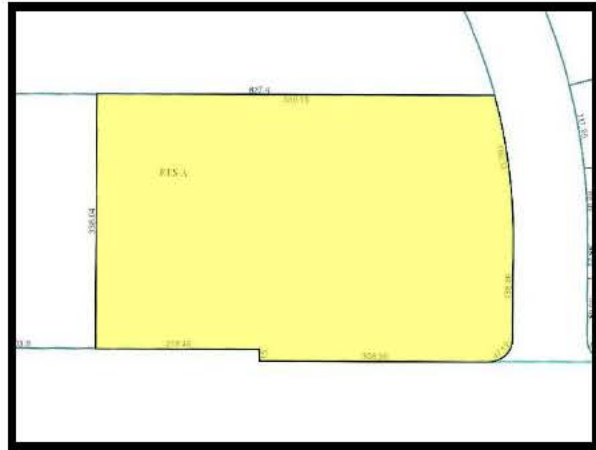
TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 14
(Continued)**

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$2,268,605
Price/SF	:	\$12.00
Proposed Use	:	Medical Facility
Comments	:	The brokers indicated that the purchaser intended to develop an occupational therapy medical facility on the site.



TRACTS A, B, & C LAND SALES COMPARABLES**TRACTS A, B, & C LAND COMPARABLE NO. 15****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	NW/C of Interstate 10 and Merchants Way, Houston ETJ, Harris County, TX 77449
Legal Description	:	4.382 acres out of Unrestricted Reserve A, Block 1, Mason Creek Corporate, Section 8, Subdivision, out of the W.C.R.R. Co. Survey, Abstract No. 904, Harris County, TX

Recording Data

Date of Sale	:	June 18, 2015
Grantor	:	Parkside-Remuda/Mason, Ltd.
Grantee	:	Mason Creek Partners, LLC (45%), UA Capital, Inc. (22.5%), Fadi's Katy, LLC (22.50%), Jacobs Commercial, LLC (10.0%), as undivided tenants in common
Tax ID No.	:	135-812-001-0001
Recording No.	:	2015.0267915

Property Data

Size (Ac.)	:	4.382
Size (SF)	:	190,884
Zoning	:	N/A
Frontage	:	Interstate 10: 550 FF Merchants Way: 340 FF
Utilities	:	All Available – Weston MUD
Flood Plain	:	50% within the 500-year flood plain

TRACTS A, B, & C LAND SALES COMPARABLES

**TRACTS A, B, & C LAND COMPARABLE NO. 15
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,626,815
Price/SF	:	\$19.00
Proposed Use	:	Commercial Retail
Comments	:	The property is a part of the Mason Creek Corporate development. A multi-tenant retail shopping center was built on the site. A pipeline easement encumbers the property near the south line of the tract, within the building setback line.





Property Type	:	Vacant Land
City, County, State	:	Katy, Fort Bend County, TX
Location	:	NE/C of Interstate 10 and Pin Oak Road, Katy, Fort Bend County, TX 77494
Legal Description	:	29.440 acres in the Jesse Thompson Survey, Abstract 393, and the John McKnight Survey, Abstract 292, Fort Bend County, TX

Date of Sale	:	June 29, 2018
Grantor	:	Katy Village, LP
Grantee	:	American Furniture Warehouse, Co.
Tax ID No.	:	482849
Recording No.	:	2018.073041

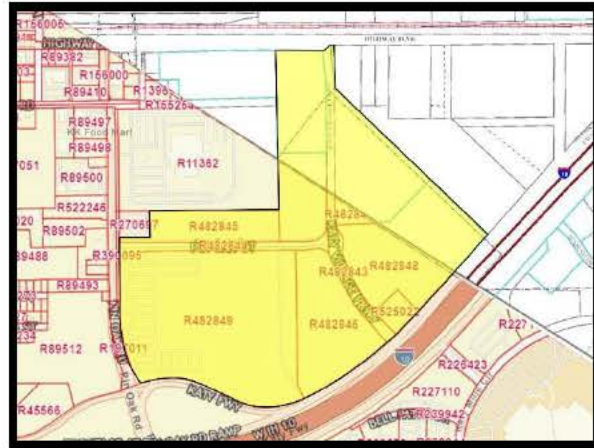
C.A. No. 4:19-CV-2928
Defendant's Exhibit 19-31

TRACT D LAND SALES COMPARABLES

**TRACT D LAND COMPARABLE NO. 1
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$15,388,877
Price/SF	:	\$12.00
Proposed Use	:	Commercial Development
Comments	:	<p>The property was sold for development of a distribution warehouse with a retail showroom. No public utilities were immediately available on the site at the time of sale. Approximately 5 acres were reserved for a CenterPoint facility. The buyer paid a premium for the interstate frontage for retail exposure. The buyer constructed a driveway from the I-10 frontage road and built Pin Oak Court to provide additional access on the north line of the property.</p>



TRACT D LAND SALES COMPARABLES**TRACT D LAND COMPARABLE NO. 2****General Data**

Property Type	:	Vacant Land
City, County, State	:	Katy, Harris & Fort Bend County, TX
Location	:	NE/C of Interstate-10 and Pin Oak Road, S/S of Highway 90, Katy, Harris & Fort Bend County, TX 77494
Legal Description	:	84.011 acres located in the Jesse Thompson Survey, Abstract 393, the John McKnight Survey, Abstract 292, and the J.W. McCutcheon Survey, Abstract 1348 in Fort Bend County, Texas and in the John McKnight Survey, Abstract 1451, and the J.W. McCutcheon Survey, Abstract 1348 in Harris County, Texas, Harris & Fort Bend County, TX

Recording Data

Date of Sale	:	April 04, 2018
Grantor	:	Omega III Investment Company
Grantee	:	Katy Village, LP
Tax ID No.	:	Multiple within Harris and Fort Bend Counties
Recording No.	:	RP-2018-143713

Property Data

Size (Ac.)	:	84.011
Size (SF)	:	3,659,519
Zoning	:	Planned Development District
Frontage	:	Interstate-10: 3,191 FF Pin Oak Road: 1,080 FF Highway 90: 429 FF
Utilities	:	None
Flood Plain	:	None known to affect property

TRACT D LAND SALES COMPARABLES

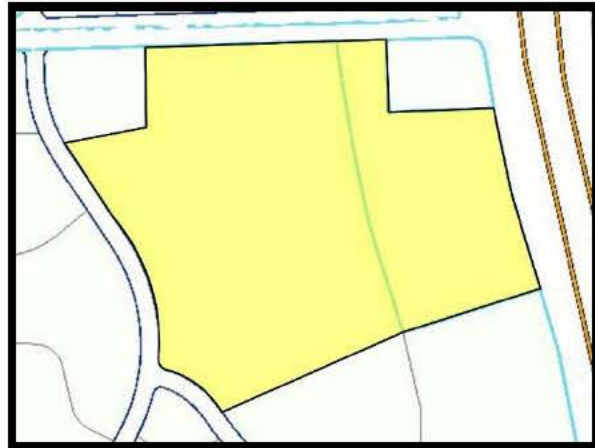
**TRACT D LAND COMPARABLE NO. 2
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$23,786,874
Price/SF	:	\$6.50
Proposed Use	:	Mixed-Use Commercial Development
Comments	:	The site was purchased for the mixed-use commercial development Village at Katy. Portions of the property were dedicated for detention. No public utilities were available on the site at the time of sale.



TRACT D LAND SALES COMPARABLES

TRACT D LAND COMPARABLE NO. 3



General Data

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	Wraps the SW/C of Kingsland Boulevard and the Grand Parkway, Houston ETJ, Harris County, TX 77494
Legal Description	:	27.937 acres in the Frank Hamilton Survey, Abstract 1262, Harris County, TX

Recording Data

Date of Sale	:	March 02, 2018
Grantor	:	St. Luke's Health System Corporation
Grantee	:	OH SL, LP
Tax ID No.	:	140-663-001-0001 and 131-342-001-0002
Recording No.	:	RP-2018-91996 and -91997

Property Data

Size (Ac.)	:	27.937
Size (SF)	:	1,216,936
Zoning	:	N/A
Frontage	:	Kingsland Boulevard: 792 FF Grand Parkway: 615 FF
Utilities	:	All Available – Cimarron MUD
Flood Plain	:	None known to affect property

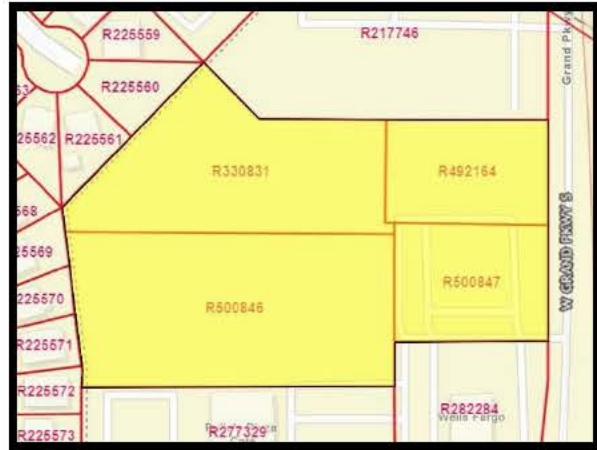
TRACT D LAND SALES COMPARABLES

TRACT D LAND COMPARABLE NO. 3
(Continued)

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$12,170,000
Price/SF	:	\$10.00
Proposed Use	:	Multi-Family Development
Comments	:	The property sold for multi-family development with on-site detention.



TRACT D LAND SALES COMPARABLES**TRACT D LAND COMPARABLE NO. 4****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Fort Bend County, TX
Location	:	W/S of Grand Parkway, N of Bay Hill Boulevard, Houston ETJ, Fort Bend County, TX 77494
Legal Description	:	6.453 acres being Restricted Reserve A, in Block 1, of Carriage Landing Section 1, Fort Bend County, TX

Recording Data

Date of Sale	:	November 03, 2017
Grantor	:	Carriage Management, Inc.
Grantee	:	Katy Parkway Market, LLC
Tax ID No.	:	R330831, R500846, R492164, R500847
Recording No.	:	2017.122750

Property Data

Size (Ac.)	:	6.453
Size (SF)	:	281,095
Zoning	:	N/A
Frontage	:	Grand Parkway: 338 FF
Utilities	:	All Available - Harris-Fort Bend MUD # 5
Flood Plain	:	None known to affect property

TRACT D LAND SALES COMPARABLES

**TRACT D LAND COMPARABLE NO. 4
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$6,184,090
Price/SF	:	\$22.00
Proposed Use	:	Retail
Comments	:	Two pad sites on facing the Grand Parkway were subdivided and sold out of this tract. A reciprocal access agreement provides vehicular and pedestrian access between the sites and to the remaining acreage in the rear of the property.



TRACT D LAND SALES COMPARABLES**TRACT D LAND COMPARABLE NO. 5****General Data**

Property Type	:	Vacant Land
City, County, State	:	Katy, Fort Bend County, TX
Location	:	Wraps the NE/C of Buc-ee's Boulevard and the IH-10, Katy, Fort Bend County, TX 77494
Legal Description	:	11.810 acres out of Restricted Reserve N, West Ten Business Park Commercial Reserves "N" & "O" Subdivision, Thomas Cresop Survey, Abstract No. 369, Fort Bend County, TX

Recording Data

Date of Sale	:	September 20, 2017
Grantor	:	Parkside-Stratford/I-10, LTD
Grantee	:	Retail Rental Fund 1, LTD
Tax ID No.	:	R469450; R511874
Recording No.	:	2017.103411

Property Data

Size (Ac.)	:	11.810
Size (SF)	:	514,444
Zoning	:	None
Frontage	:	IH-10: 880 FF Buc-ee's Boulevard: 900 FF Interstate Highway 10: 620 FF
Utilities	:	All Available – Katy West MUD
Flood Plain	:	10% in the 500-year floodplain

TRACT D LAND SALES COMPARABLES

**TRACT D LAND COMPARABLE NO. 5
(Continued)****Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's Length
Sales Price	:	\$5,026,118
Price/SF	:	\$9.77
Proposed Use	:	Commercial Retail
Comments	:	The property sold for commercial retail development. The site is partially located within the 500-year floodplain and has access to all utilities.



TRACT D LAND SALES COMPARABLES

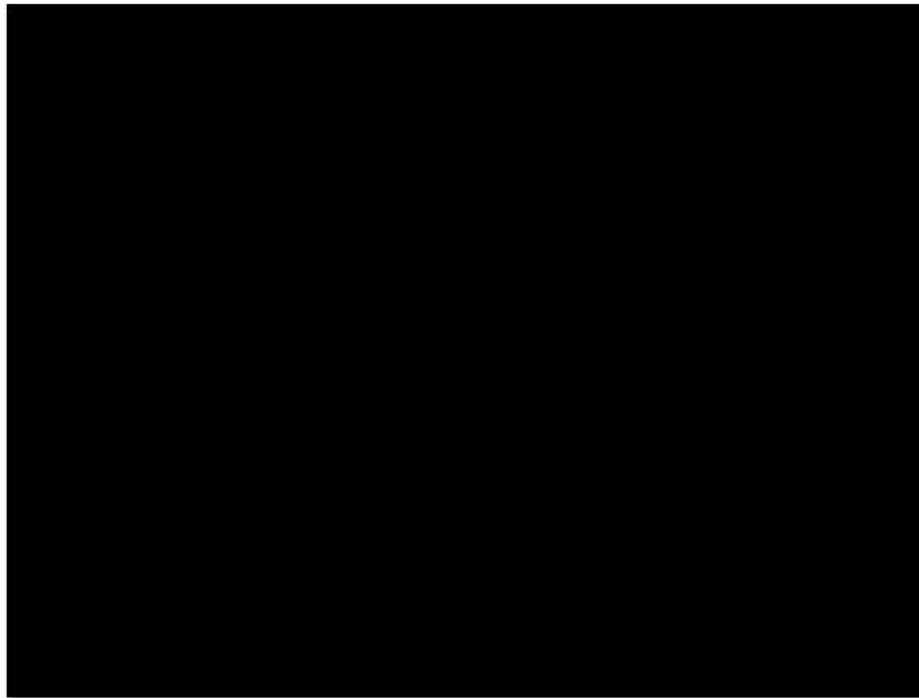
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TRACT D LAND SALES COMPARABLES

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TRACT D LAND SALES COMPARABLES

TRACT D LAND COMPARABLE NO. 7



General Data

Property Type	:	Vacant Land
City, County, State	:	Houston, Harris County, TX
Location	:	NW/C Grand Parkway and Franz Road, Houston, Harris County, TX 77493
Legal Description	:	67.548 Restricted Reserves "A", "B", and "C", Block 1, of Forbidden Gardens Subdivision, out of the William Spear Survey, Abstract 1535 and the H.&T.C.R.R. Co. Survey, Abstract 458, Harris County, TX

Recording Data

Date of Sale	:	December 21, 2015
Grantor	:	Green Ever Company, Inc.
Grantee	:	SABIC Americas, Inc.
Tax ID No.	:	118-274-001-0001
Recording No.	:	2015.0576629

Property Data

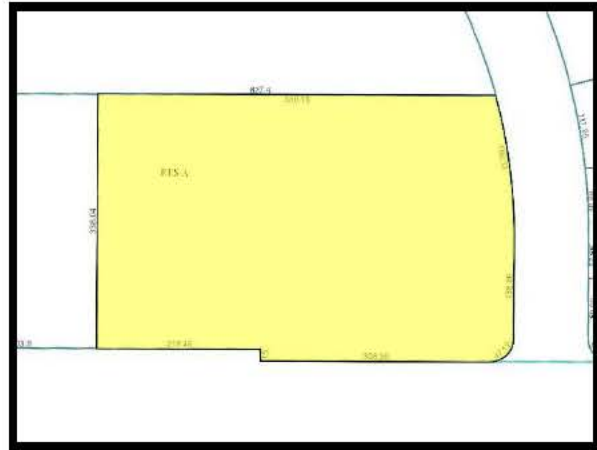
Size (Ac.)	:	67.548
Size (SF)	:	2,942,408
Zoning	:	N/A
Frontage	:	Grand Parkway: 2,680 FF Franz Road: 870 FF
Utilities	:	All Available – Harris County MUD #65
Flood Plain	:	20% within the 500-year floodplain

TRACT D LAND SALES COMPARABLES

TRACT D LAND COMPARABLE NO. 7
(Continued)**Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$21,479,581
Price/SF	:	\$7.30
Proposed Use	:	Commercial/Office Park
Comments	:	The broker indicated SABIC intends to construct its corporate campus on the site. The net useable acreage on the site is 61.264 acres, and the net useable price per square foot is \$8.05.



TRACT D LAND SALES COMPARABLES**TRACT D LAND COMPARABLE NO. 8****General Data**

Property Type	:	Vacant Land
City, County, State	:	Houston ETJ, Harris County, TX
Location	:	NW/C of Interstate 10 and Merchants Way, Houston ETJ, Harris County, TX 77449
Legal Description	:	4.382 acres out of Unrestricted Reserve A, Block 1, Mason Creek Corporate, Section 8, Subdivision, out of the W.C.R.R. Co. Survey, Abstract No. 904, Harris County, TX

Recording Data

Date of Sale	:	June 18, 2015
Grantor	:	Parkside-Remuda/Mason, Ltd.
Grantee	:	Mason Creek Partners, LLC (45%), UA Capital, Inc. (22.5%), Fadi's Katy, LLC (22.50%), Jacobs Commercial, LLC (10.0%), as undivided tenants in common
Tax ID No.	:	135-812-001-0001
Recording No.	:	2015.0267915

Property Data

Size (Ac.)	:	4.382
Size (SF)	:	190,884
Zoning	:	N/A
Frontage	:	Interstate 10: 550 FF Merchants Way: 340 FF
Utilities	:	All Available – Weston MUD
Flood Plain	:	50% within the 500-year flood plain

TRACT D LAND SALES COMPARABLES

TRACT D LAND COMPARABLE NO. 8
(Continued)**Sales Data**

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,626,815
Price/SF	:	\$19.00
Proposed Use	:	Commercial Retail
Comments	:	The property is a part of the Mason Creek Corporate development. A multi-tenant retail shopping center was built on the site. A pipeline easement encumbers the property near the south line of the tract, within the building setback line.

